

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY 04 JAN 12 PM 3:03  
REGION 7  
901 N. 5<sup>th</sup> STREET  
KANSAS CITY, KANSAS 66101  
ENVIRONMENTAL PROTECTION  
AGENCY-REGION VII  
REGIONAL HEARING CLERK

In the Matter of

JUANITA BENTLEY  
St. Louis, Missouri

Respondent

)  
)  
) Docket No. TSCA-07-2004-0080  
)  
)  
)

**CONSENT AGREEMENT AND FINAL ORDER**

Introduction

Prior to the filing of a complaint in this matter, the parties have agreed to the settlement of an administrative cause of action for the assessment of civil penalties under Section 16(a) of the Toxic Substances Control Act (TSCA), 15 U.S.C. § 2615(a), in accordance with the United States Environmental Protection Agency's Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties, Issuance of Compliance or Corrective Action Orders, and the Revocation, Termination or Suspension of Permits, found at 40 C.F.R. Part 22. Pursuant to 40 C.F.R. § 22.13(b), it is the intent of the parties to simultaneously commence and conclude this proceeding by the issuance of this Consent Agreement and Final Order.

The Complainant, by delegation from the Administrator of the United States Environmental Protection Agency (EPA), is the Chief, Radiation, Asbestos, Lead and Indoor Programs Branch, EPA, Region 7. The Respondent is Juanita Bentley, P.O. Box 78344, St. Louis, Missouri.

Complainant's Allegations

Complainant has reason to believe that Respondent has violated Section 409 of TSCA, 15 U.S.C. § 2689, by failing to comply with the regulatory requirements of 40 C.F.R. Part 745, Subpart F - Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property ("Disclosure Rule"), which was promulgated pursuant to Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d. Specifically, Complainant alleges:

Count I

1. Juanita Bentley ("Respondent") is an individual person.
2. For all periods of time relevant to the violation alleged herein, Respondent owned a residential property located at 2328 Virginia Ave., St. Louis, Missouri (the "Property").
3. The Property was constructed prior to 1978.
4. The Property is "target housing" as defined by 40 C.F.R. § 745.103.
5. In or about January 2000, Respondent entered into a rental agreement (the "Contract") with Monica Jenkins for the lease of Respondent's Property for residential use.
6. As a result of the Contract described in Paragraph 5 above, Respondent became the "lessor," and Monica Jenkins became the "lessee," as those terms are defined by 40 C.F.R. § 745.103.
7. Monica Jenkins subsequently moved into the Property.
8. Pursuant to 40 C.F.R. § 745.107(a)(1), before the lessee is obligated under any contract to lease target housing, the lessor of target housing must provide the lessee with an EPA-approved lead hazard information pamphlet.
9. Respondent did not provide an EPA-approved lead hazard information pamphlet to Monica Jenkins prior to being obligated under the rental Contract described in Paragraph 5 above.

10. Respondent's failure to provide an EPA-approved lead hazard information pamphlet to Monica Jenkins prior to being obligated under the rental Contract described in Paragraph 5 above is a violation of 40 C.F.R. § 745.107(a)(1) and Section 409 of TSCA.

#### CONSENT AGREEMENT

1. For the purposes of this proceeding, Respondent admits that Complainant has jurisdiction to bring this action pursuant to the statutory and regulatory provisions cited above, and neither admits nor denies Complainant's factual allegations above.

2. Respondent waives her right to contest Complainant's allegations above, and her right to appeal the Final Order accompanying this Consent Agreement.

3. Respondent and Complainant agree to conciliate this matter without the necessity of a formal hearing and to bear their respective costs and attorneys' fees.

4. Respondent certifies by the signing of this Consent Agreement and Final Order that to the best of Respondent's knowledge, she is presently in compliance with all requirements of 40 C.F.R. Part 745, Subpart F - Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property ("Disclosure Rule").

5. Respondent consents to the issuance of the Final Order hereinafter recited and consents to the payment of a civil penalty in the amount of Five Hundred Dollars (\$500) to be paid in four equal installments of One Hundred Twenty-Five Dollars (\$125) each, pursuant to the payment schedule contained in Paragraph 1 of the Final Order.

6. Respondent understands that her failure to timely pay any portion of the penalty stated in Paragraph 5 above may result in the commencement of a civil action in Federal District Court to recover the full remaining balance, along with penalties and accumulated interest. In such case, interest shall accrue thereon at the rate determined by the Secretary of the Treasury (currently two percent (2%) per annum for the period January 1, 2003, through December 31, 2003) on the unpaid

balance until such civil penalty and any accrued interest are paid in full. A late payment handling charge of \$15 will be imposed after 30 days and an additional \$15 will be charged for each subsequent 30-day period. Additionally, as provided by 31 U.S.C. § 3717(e)(2), a six percent (6%) per annum penalty (late charge) may be assessed on any amount not paid within ninety (90) days of the due date.

#### Final Order

Pursuant to the provisions of the Toxic Substances Control Act (TSCA), 15 U.S.C. § 2601 *et seq.*, and based upon the information set forth in the Consent Agreement accompanying this Final Order, IT IS HEREBY ORDERED THAT:

1. Respondent shall pay a civil penalty of Five Hundred Dollars (\$500) to be paid in four equal installments of One Hundred Twenty-Five Dollars (\$125) each. The first installment shall be due within 45 days of the effective date of the Final Order; the second installment shall be due on or before June 1, 2004; the third installment shall be due on or before September 1, 2004; and the fourth installment shall be due on or before December 1, 2004. Failure to submit any of the required payments by the respective due date will result in the entire remaining balance becoming immediately due and payable, along with any costs, handling charge, penalties, and accumulated interest. All payments shall identify the Respondent by name and docket number and shall be by certified or cashier's check made payable to the "United States Treasury" and remitted to:

EPA-Region 7  
c/o Mellon Bank  
P.O. Box 360748M  
Pittsburgh, Pennsylvania 15251.

2. A copy of the check must be sent simultaneously to each of the following:

Regional Hearing Clerk  
U.S. Environmental Protection Agency  
Region 7  
901 N. 5<sup>th</sup> Street  
Kansas City, Kansas 66101; and

Deanna Smith  
Office of Regional Counsel  
U.S. Environmental Protection Agency  
901 N. 5<sup>th</sup> Street  
Kansas City, Kansas 66101.

3. Respondent and Complainant shall bear their own costs and attorneys' fees incurred as a result of this matter.

**RESPONDENT:**  
JUANITA BENTLEY

Date 12-23-03 By Juanita Bentley  
Juanita Bentley

**COMPLAINANT:**  
U.S. ENVIRONMENTAL PROTECTION AGENCY

Date 1/2/04 By Lynn M. Slugantz  
for Lynn M. Slugantz  
Acting Branch Chief  
Radiation, Asbestos, Lead, and Indoor Programs

Date 1/2/04 By Kent Johnson  
Kent Johnson  
Senior Assistant Regional Counsel

**IT IS SO ORDERED.** This Final Order shall become effective immediately.

Robert L. Patrick  
Robert L. Patrick  
Regional Judicial Officer

Date January 12, 2004

IN THE MATTER OF Juanita Bentley, Respondent  
Docket No. TSCA-07-2004-0080

CERTIFICATE OF SERVICE

I certify that the foregoing Consent Agreement and Final Order was sent this day in the following manner to the addressees:


Copy hand delivered to  
Attorney for Complainant:

Kent Johnson  
Senior Assistant Regional Counsel  
Region VII  
United States Environmental Protection Agency  
901 N. 5<sup>th</sup> Street  
Kansas City, Kansas 66101

Copy by Certified Mail Return Receipt to:

Juanita Bentley  
2328 Virginia Avenue  
St. Louis, Missouri 63104

Dated: 4/13/04

  
Kathy Robinson  
Regional Hearing Clerk